

MINUTES
INLAND WETLANDS AGENCY
October 13, 2010 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Block, Furlong (7:02), Williams
Staff: Jones, Silsby

The meeting was called to order by Acting Chairperson Sutphen at 7:01 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF September 8, 2010

MOTION: To approve the minutes of September 8, 2010, as amended.

Motion made by Williams, seconded by Block, so voted unanimously

IV. NEW APPLICATIONS

1. Palmer Residence, 0 New London Road

Staff reviewed the location on the map where a house is being proposed. She stated that this is an existing lot with the frontage being on Route 1. It was noted that a soil scientist has been out to the property and the wetlands have been flagged.

Attila Keller, President of Ricon Homes, explained his proposal to build a house on this building lot. He reviewed the land on the GIS map. He explained that the land slopes to the South and there is a paved leak-off that drains stormwater from Route 1 onto the property. He spoke about setback requirements. Keller gave the distances from the closest and furthest points of the wetland to the house. He noted that he has not yet purchased the land.

Staff stated that the entire lot is in the regulated area. She has not viewed the wetlands on the property yet. Options were discussed regarding the placement of the house relative to the wetlands. Staff stated that this is a legal building lot. The Agency stated that they are looking for at least a 50 foot buffer for this property. The Agency would like to schedule a site walk.

Philip Palmer, Administrator for his parents' Estate, Luther and Bernice Palmer, stated that his parents purchased this lot in the 1960's, which was prior to wetland regulations. He added that this is part of the Merritt Subdivision and that all other lots have already been built on. He doesn't think this is a natural wetland. He explained that the Estate cannot be settled until the property is sold.

A Site Walk was scheduled for Tuesday October 26, 2010 at 1:00 p.m.

V. PENDING - None

V. OLD BUSINESS - None

VI. NEW BUSINESS

1. Meeting Schedule for 2011 Inland Wetlands Agency

MOTION: To adopt the meeting schedule for 2011

Motion made by Block, seconded by Williams, so voted unanimously

2. Obrey Re-subdivision, Gold Star Highway, Permit Extension

Staff stated this property is in foreclosure. It is currently owned by Citizens National Bank, who will sell the property to someone who wants to develop it. The original permit was approved in 2005. She reviewed the location, the wetlands, and the storm water discharge area.

Furlong inquired about the original developer not having been required to post a Bond. Staff noted the Agency did not require it and explained that the town only gets cash bonds or a savings account as environmental bonds.

MOTION: To grant a two-year extension

Motion by Block, seconded by Williams, so voted unanimously

3. Report of Chair

Sutphen expressed her concerns about pre-existing, approved building lots with wetlands on them and the charge of the Wetland Agency versus the expectations of the property owner. Staff noted that owners of a legal building lot have a reasonable expectation of obtaining a building permit for some sort of structure. The Wetland Agency must evaluate the structure's impact on wetlands.

4. Report of Staff

Staff stated that Public Works will be adding office space and a second floor within an existing building at the Water Pollution Control Facility. She explained their plans to install an elevator. She reviewed the map with the Agency noting that this proposed work falls barely into the regulated area on an existing parking lot. The Agency determined that no permit would be required.

Staff reported that Public Works has hired a consultant to study a flooding problem along Judson Avenue. One or more solutions to the problem could involve wetland permits.

Staff noted that a training session regarding the use GIS data is coming up. She passed out documentation and asked the Agency to contact her if interested in attending.

Staff stated that the Connecticut Association of Conservation and Inland Wetland Commissions (CACIWC) Conference is coming up. The conference notice was distributed to the Agency. She noted that the conference will be held on a Saturday. Members should contact her if interested.

Staff stated that draft regulation changes will be included on the next Agenda.

Furlong inquired about the building built near the reservoir on Route 1 near Groton Utilities. Staff noted that the installation of the generators, built by CMEEC, was permitted by the Siting Council. Staff noted that similar sized generators will be built on Gary Court and on Route 184.

Furlong noted that work at the Electric Boat Annex is still on-going.

Staff stated that Scott will not be at the next meeting on October 27, 2010.

VII. ADJOURNMENT

Meeting adjourned at 7:43 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II